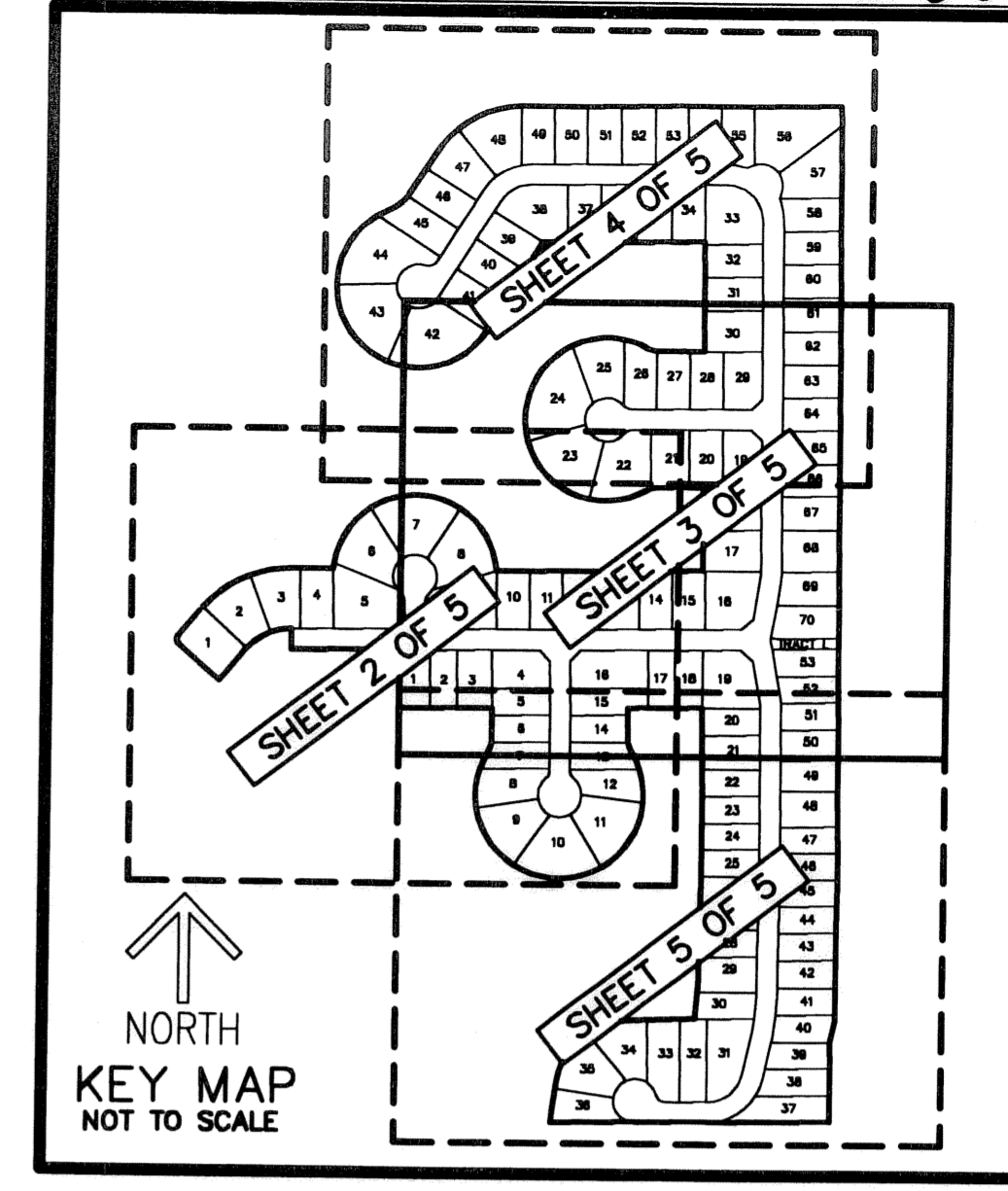
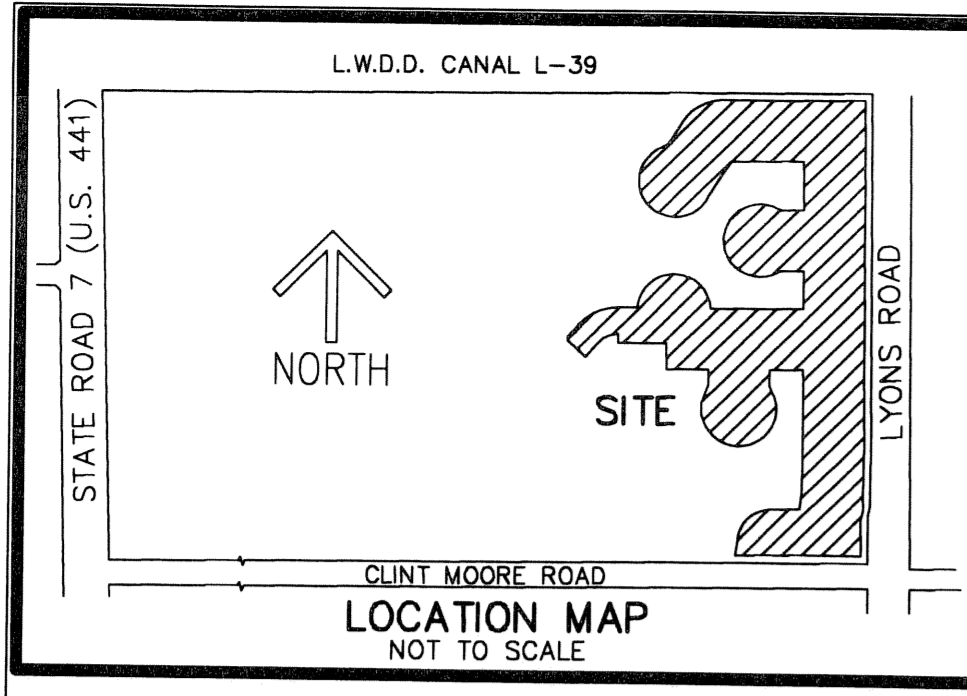


OAKS AT BOCA RATON PLAT EIGHT

A PLANNED UNIT DEVELOPMENT BEING A PART OF RAINBOW PUD
BEING A REPLAT OF TRACTS F, S, G2 AND L2, OAKS AT BOCA RATON PLAT SIX,
AS RECORDED IN PLAT BOOK 103, PAGES 57 THROUGH 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
APRIL - 2004



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 115 M.
THIS 30 DAY OF NOV
A.D. 2004 AND DULY RECORDED
IN PLAT BOOK 103 ON
PAGES 115 AND 119
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: Maria P. Johnson
DEPUTY CLERK

SHEET 1 OF 5



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS OAKS AT BOCA RATON PLAT EIGHT, A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF TRACTS F, S, G2 AND L2, OAKS AT BOCA RATON PLAT SIX, AS RECORDED IN PLAT BOOK 103, PAGES 57 THROUGH 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 1,904,823 SQUARE FEET OR 43.729 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. PRIVATE STREETS

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

4. OPEN SPACE TRACT

TRACT L, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. BUFFER DRAINAGE EASEMENTS

THE BUFFER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE OF TRACT L3 OF THE PLAT OF OAKS AT BOCA RATON PLAT SIX, AS RECORDED IN PLAT BOOK 103, PAGES 57 THROUGH 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS 27th DAY OF October, 2004.

THE OAKS AT BOCA RATON VENTURE, L.P.
A FLORIDA LIMITED PARTNERSHIP
BY: THE OAKS AT BOCA RATON DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
WITNESS: Richard Finkelstein
NAME: Richard Finkelstein
PRINT NAME: Richard Finkelstein

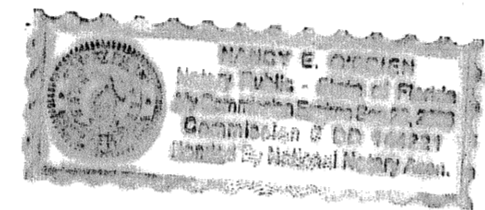
WITNESS: Debra J. Berg
PRINT NAME: Debra J. Berg
WITNESS: M. Elaine Browning
PRINT NAME: M. Elaine Browning

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Richard Finkelstein WHO IS (PERSONALLY KNOWN TO ME) OR HAS PRODUCED None AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE OAKS AT BOCA RATON DEVELOPMENT, LLC, THE GENERAL PARTNER OF THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 2004.
MY COMMISSION EXPIRES: 12/22/06
COMMISSION NUMBER: DB14422-1

NOTARY PUBLIC
NAME: Debra J. Berg
PRINT NAME: Debra J. Berg



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27th DAY OF October, 2004.

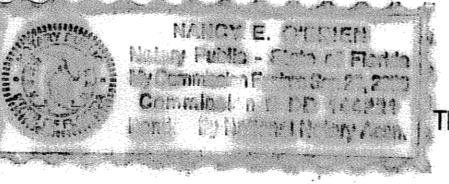
THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Michael Angus
PRINT NAME: Michael Angus
WITNESS: M. Elaine Browning
PRINT NAME: M. Elaine Browning

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Debra J. Berg WHO IS (PERSONALLY KNOWN TO ME) OR HAS PRODUCED None AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 2004.
MY COMMISSION EXPIRES: 12/22/06
COMMISSION NUMBER: DB14422-1

NOTARY PUBLIC
NAME: Debra J. Berg
PRINT NAME: Debra J. Berg



NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00002099
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.

MORTGAGEES CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 115, AT PAGE 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF October, 2004.

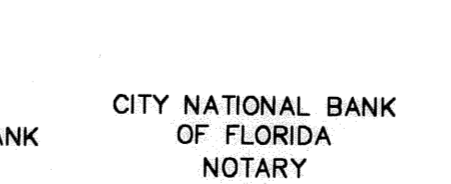
CITY NATIONAL BANK OF FLORIDA,
A BANKING CORPORATION AUTHORIZED
TO DO BUSINESS IN FLORIDA
WITNESS: Mark A. Tavelotti
PRINT NAME: Mark A. Tavelotti
WITNESS: M. Elaine Browning
PRINT NAME: M. Elaine Browning

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED J. Scott McHeneghen WHO IS (PERSONALLY KNOWN TO ME) OR HAS PRODUCED None AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 2004.
MY COMMISSION EXPIRES: 12/22/06
COMMISSION NUMBER: DB14422-1

NOTARY PUBLIC
NAME: J. Scott McHeneghen
PRINT NAME: J. Scott McHeneghen



SUBDIVISION Oaks at Boca Raton Plat B
BOOK 103
PAGE 115
FLOOD ZONE B
QUAD # 52
SE TAZ 880
PUD NAME RAINBOW

THE OAKS AT BOCA RATON DEVELOPMENT, LLC
THE OAKS AT BOCA RATON DEVELOPMENT, LLC
CITY NATIONAL BANK OF FLORIDA
CITY NATIONAL BANK OF FLORIDA
COUNTY ENGINEER
SURVEYOR
THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC.,
THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., NOTARY

